

144.A

0006

0020.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
737,500 / 737,500
737,500 / 737,500
737,500 / 737,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
204		HIGHLAND AVE, ARLINGTON

OWNERSHIP	Unit #:	204
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Owner 1: FAIR III HARRY R

Owner 2: JORDAN CAROLYN E

Owner 3:

Street 1: 204 HIGHLAND AVE

Street 2:

Twn/Cty: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: DEDHAM DEVELOPMENT LLP -

Owner 2: -

Street 1: 202 HIGHLAND AVE #204

Twn/Cty: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Wood Shingle Exterior and 2147 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

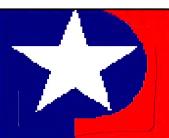
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7242																

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								230441
								GIS Ref
								GIS Ref
								Insp Date
								08/16/18
								08/16/18
								08/16/18



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID								Parcel ID		144.A-0006-0020.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	102	FV	737,500	0	.	.	737,500		Year end	12/23/2021	
2021	102	FV	715,800	0	.	.	715,800		Year End Roll	12/10/2020	
2020	102	FV	704,900	0	.	.	704,900	704,900	Year End Roll	12/18/2019	
2019	102	FV	627,300	0	.	.	627,300	627,300	Year End Roll	1/3/2019	
2018	102	FV	555,100	0	.	.	555,100	555,100	Year End Roll	12/20/2017	
2017	102	FV	506,300	0	.	.	506,300	506,300	Year End Roll	1/3/2017	
2016	102	FV	506,300	0	.	.	506,300	506,300	Year End	1/4/2016	
2015	102	FV	468,200	0	.	.	468,200	468,200	Year End Roll	12/11/2014	

SALES INFORMATION

TAX DISTRICT								PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEDHAM DEVELOPM	33696-322		9/24/2001		399,900	No	No	4	
BENEDICT RICHAR	32884-479		5/18/2001		512,000	No	No	4	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/11/2016	2022	Heat App	9,000	C					8/16/2018	Measured	DGM	D Mann
									2/27/2002	External Ins	PM	Peter M

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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